

128.0

0002

0031.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

978,000 / 978,000

USE VALUE:

978,000 / 978,000

ASSESSED:

978,000 / 978,000



PROPERTY LOCATION

| No | Alt No | Direction/Street/City | |
|-------|--------|-----------------------|--|
| 20-22 | | SCHOOL ST, ARLINGTON | |

OWNERSHIP

Unit #:

| | |
|----------|---------------------|
| Owner 1: | ZOTOS MENELAOS/ETAL |
| Owner 2: | ZOTOS ELIZABETH |
| Owner 3: | |

Street 1: 18 SPRUCE HILL RD

Street 2:

Twn/City: BURLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 01803 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2861 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104 | Two Family | | 5962 | | Sq. Ft. | Site | | 0 | 80. | 1.00 | 9 | | | | | | | | | 479,087 | | | | | | 479,100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | | User Acct |
|----------|--|-----------|----------------|------------|------------|-------------|-------------------|--|-----------|
| 104 | | 5962.000 | 493,800 | 5,100 | 479,100 | 978,000 | | | 82984 |
| | | | | | | | GIS Ref | | |
| | | | | | | | GIS Ref | | |
| | | | | | | | Insp Date | | |
| | | | | | | | 04/18/18 | | |

| PREVIOUS ASSESSMENT | | | | | | | | | Parcel ID | 128.0-0002-0031.0 |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-------------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 104 | FV | 493,800 | 5100 | 5,962. | 479,100 | 978,000 | 978,000 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 378,600 | 5100 | 5,962. | 449,100 | 832,800 | 832,800 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 378,600 | 5100 | 5,962. | 371,300 | 755,000 | 755,000 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 354,300 | 5100 | 5,962. | 341,400 | 700,800 | 700,800 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 354,300 | 5100 | 5,962. | 311,400 | 670,800 | 670,800 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 314,400 | 5100 | 5,962. | 305,400 | 624,900 | 624,900 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 314,400 | 5100 | 5,962. | 283,900 | 603,400 | 603,400 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 327,700 | 5100 | 5,962. | 270,100 | 602,900 | 602,900 | | 12/13/2012 |

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|----------|-----------|------------|----|-----|-------|-------|
| ROCZYNSKI RICHA | 25107-32 | | 1/5/1995 | | 230,000 | No | No | Y | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | | | |
|------------------|--------|--------------|--------|-----|------------|----------|------------|---------|------|---------|----|----------------------|--|--|--|--|--|--|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | | | | | | | |
| 4/18/2018 | | MEAS&NOTICE | | | | | | | CC | Chris C | | | | | | | | | | | | | |
| 10/31/2008 | | Meas/Inspect | | | | | | | 163 | PATRIOT | | | | | | | | | | | | | |
| 12/1/1999 | | Meas/Inspect | | | | | | | 243 | PATRIOT | | | | | | | | | | | | | |
| 1/1/1982 | | | | | | | | | KM | | | | | | | | | | | | | | |

| Sign: | VERIFICATION OF VISIT NOT DATA | / | / | / |
|-------|--------------------------------|---|---|---|
|-------|--------------------------------|---|---|---|

